

Site Plan Notes:

- 1) The only earth works porposed by this plan are to install a gravity sewer service, to install a 4" water service, and to regrade the south easterly driveway entrance to open the site to full vehicle circulation. Note all proposed earth works is outside of the 100' wetland buffer.
- 2) Areas of excess pavement are to be striped off for now.
- 3) The total area of excess pavement is less than the area of pavement that would be required to create the reserve parking area. Removal of these excess areas would offset any increase in site stormwater runoff that would be created by the reserve parking area.
- 4) A waiver is requested to allow the two way driveway to be 19.5' wide by the existing pretzel freezer.
- 5) With installation of a new sewer service the existing septic system is to be abandoned per title five regulations.
- 6) No site work within the 100' wetland buffer is proposed.

General Utility Notes:

1. Place 4" Loam and seed all disturbed areas of the project not otherwise improved.
2. All underground utility locations shown are based on field evidence and records provided to Land Planning, Inc.. These locations should be considered approximate. Other utilities may exist which are not evident or for which record information was not found. The contractor must contact all utility companies and "Dig Safe" before excavation begins. We assume no responsibility for damages incurred as a result of utilities omitted or inaccurately shown.
3. It is the responsibility of the contractor to review all of the drawings and specifications associated with this project work and project scope prior to the initiation of construction. Should the contractor find a conflict with the documents, relative to the specifications or applicable codes, it is the contractor's responsibility to notify the project engineer of record in writing prior to the start of construction. Failure by the contractor to notify the project engineer shall constitute acceptance of full responsibility by the contractor to complete the scope of work as defined by the drawings and in full conformance with local regulations and codes.

Zone: Office Light Industrial	Required	Provided
Lot Area min.: 40,000 s.f.	46,907 s.f.	217'
Lot Frontage min.: 120'	220'	40.6'
Lot Width min.: 120'	66.1'L, 24.1'R	94.4'
Front Yard min.: 40'	15.1%	1 Story
Side Yard min.: 35'		
Rear Yard min.: 35'		
Coverage max.: 40%		
Height max.: 35'		

General Notes:

1. Datum: all elevations shown refer to assumed datum.
2. The proposed earth works are not located within 100' of a wetland.
3. The site is not located within a Zone I, Zone II, or IWPA or other aquifer.
4. The site is not located within a FEMA special flood hazard zone.
5. The site is not located within an NHESP priority or estimated habitat.

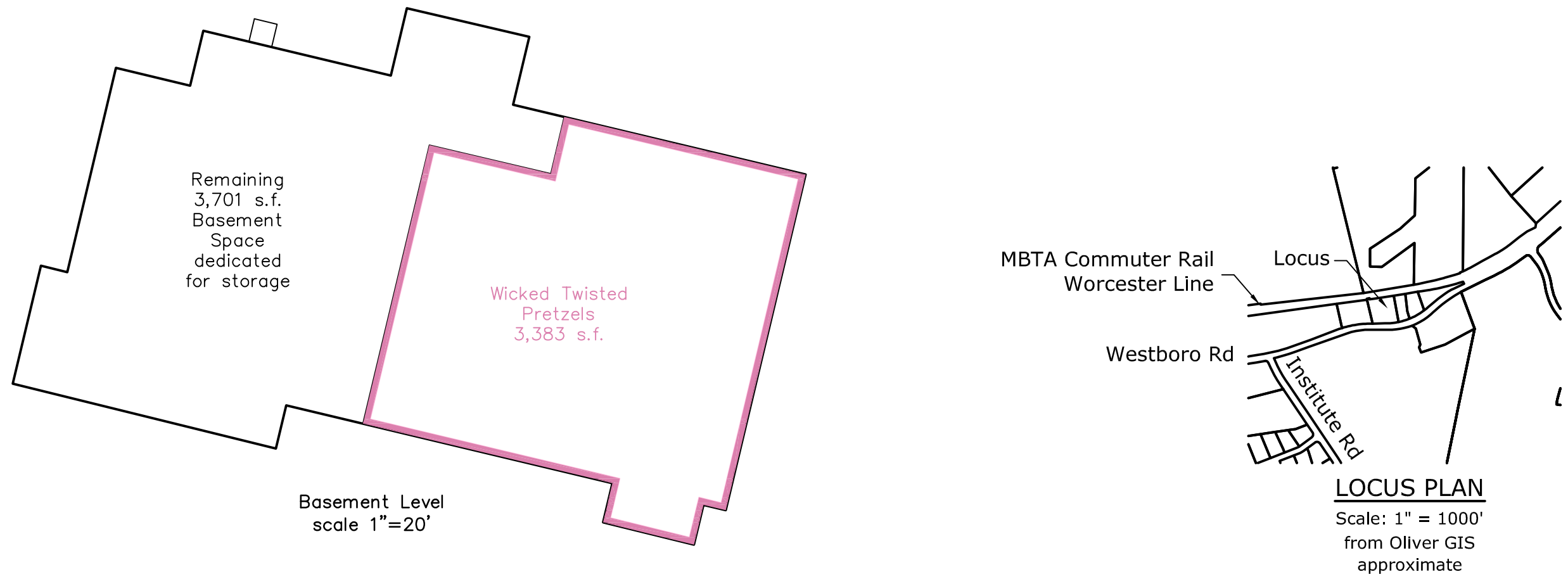
Parking Required:
Basement:

Wicked Twisted Pretzel (manufacturaing @ 1/500 s.f.) = 3,350 s.f., 6.7 spaces required
Storage (0 required space) = 3,734 s.f.

Pecorino Cheese and Wine (retail @ 1/150 s.f.) = 1,377 s.f., 9.1 spaces required
Resonate (retail @ 1/150 s.f.) = 3,837 s.f., 25.6 spaces required
Vacant Retail Unit (retail @ 1/150 s.f.) = 1,577 s.f., 10.5 spaces required
Comon Hallway Retail Space (retail @ 1/150 s.f.) = 293 s.f., 1.9
Total retail space (Pecorino, Resonate, & vacont unit) = 7,084 s.f., 47.2 spaces required

Total required spaces:
6.7 manufacturing + 47.2 retail = 54 total spaces required
Parking Provided: 65 total (50 spaces + 3 van accessible + 12 reserve spaces)

Future Reserve Parking Impervious Area Note: 12 additional reserve parking spaces not required by zoning can potentially be provided. The total proposed impervious area of the 12 reserve parking spaces is less than the total impervious shown in the excess pavement areas. If constructed the excess pavement areas would be removed to offset any increase in stormwater runoff.



Legend

- Catch Basin
- Drain Manhole
- Proposed Contour
- Proposed Spot Grade
- Existing Contour
- Utility Pole
- Water Shut Off
- Hydrant
- Fence Line
- Treeline

Date:
Norman G. Hill, PE #31887

REVISIONS

No.	Date	Design	Checked
1			
2			
3			
4			
5			
6			

Field By: SB/JL 12/13/19
Designed By: NGH 12/16/19
Drawn By: BDH 12/16/19
Checked By: NGH 12/18/19

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Site Plan for Resinate

Located at
135 Westboro Road
Grafton, MA
Parcel ID: 013.0-0000-0002.0

Owned By
JKRP Holdings, LLC
135 Westboro Road
Grafton, MA 01536

Scale
1"=20'
0 10 20 30 40

Date
Dec. 18, 2019

Sheet No.
1 of 1

Job No.
G9532